

Knightsen Town Advisory Council



Andrew Steudle, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Andrew Steudle, Chair
Karen Reyna, Vice Chair
Kim Carone, Councilmember
Erin Clancy-Mathias, Councilmember
Maria Jehs, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

Knightsen TAC AGENDA

**Tuesday, September 21, 2021
7:30p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Knightsen Town Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://ccccounty-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3757?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Knightsen Community Services District
- e. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.

- a. APPROVE Draft Record of Actions – August 17, 2021

6. Presentations

- a. Draft Groundwater Sustainability Plan (Ryan Hernandez, Contra Costa Water Agency, Aaron Trott, East Contra Costa Irrigation District, and Dan Muelrath, Diablo Water District)

7. Items for Action and/or Discussion

- a. Discuss ideas for future community events

8. Committee Reports/Member Reports

- a. Code Enforcement

9. Correspondence (R= Received S=Sent)

- a. R-08/17/21 County Planning Commission Cancellation Notice for August 25, 2021
- b. R-08/30/21 County Planning Commission Cancellation Notice for September 8, 2021
- c. R-08/31/21 County Zoning Administrator Agenda for September 8, 2021
- d. R-08/12/21 Notice of Public Hearing for September 8, 2021
- e. R-09/13/21 Letter from Carolynne Steen
- f. R-09/16/21 County Zoning Administrator Agenda for September 20, 2021
- g. R-09/16/21 County Planning Commission Agenda for September 22, 2021

10. Future Agenda Items

Noise Control Ordinance

11. Adjourn

Knightsen Town Advisory Council



Andrew Steudle, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

7:35 p.m.

August 17, 2021

1. **MEMBERS PRESENT:** Vice Chair Karen Reyna, Councilmember Kim Carone, Councilmember Erin Clancy-Mathias, and Councilmember Maria Jehs
MEMBERS ABSENT: Chair Andrew Steudle
2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Jehs. Second made by Reyna. Motion carried: 4-0. AYES: Carone, Clancy-Mathias, Jehs, and Reyna.
3. **PUBLIC COMMENT:**
Gil Somerhalder – influx of flies within the community and provided horse manure study.
4. **AGENCY REPORTS:**
 - a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of July.
Teresa Wessler – Thank you for responding to the parties.
Kathy Cross – Thank you for responding to the parties. If you don't know the location of the party, can you report the general vicinity to dispatch?
Gil Somerhalder – Is anyone being cited?
Chester Holm – numerous parties on Knightsen Avenue.
Maria Jehs – thank you for responding to the parties.
 - b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of July.
Erin Clancy-Mathias – Truck traffic on Sellers.
Chester Holm – Thank you for your help.
 - c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of July; Red Flag Warning; Annexation for consolidation on hold for a month so the language for the Rodeo/Hercules Fire Department can be removed from the Master Report and the Resolution and go back to the Board of Supervisors and LAFCO for approval.
Al Bello – if you consolidate, will there still be a board?
Gil Somerhalder – Consolidation/Annexation is there a difference?
 - d. **Knightsen Town Community Services District:** No Report.
 - e. **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on Covid-19; the return to in-person KTAC meetings; Baseball Field application deemed incomplete and still under review; Community Clean-Up Day is September 11th from 8am – noon; BNSF Eucalyptus Trees on Knightsen Ave update; Noise Control Ordinance with the Department of Conservation and Development for review and input.
Kyle – Can BNSF replace the Eucalyptus trees and the community maintain?
Cathy Cross – How do people with an Oakley address participate in the Clean-Up Day?
5. **CONSENT ITEMS:**
 - a. **Approval of the Draft Record July 20, 2021:** Motion to approve as presented made by Jehs. Second made by Clancy-Mathias. Motion Carried: 3-0-1. AYES: Clancy-Mathias, Jehs, and Reyna. ABSTAIN: Carone.
6. **PRESENTATIONS:**
 - a. **None.**
7. **ITEMS FOR DISCUSSION AND/OR ACTION:**
 - a. **Knightsen Heritage Tree:** Lea Castleberry reported that County Public Works hired an arborist to determine the health of the Knightsen Heritage Tree located at the corner of Delta Road and Bartels Drive. On July 16th, the arborist

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

went to the site to collect data and perform a sound check on the tree. The arborist suspected a cavity in the tree but would need to perform a Resistograph test using an ILM powerdrill to confirm. On July 30th, the arborist returned to perform the Resistograph test on the Heritage Tree. A total of 33 drill test holes were performed. Based on the readings obtained, a cavity was found and verified by the reading of the graphs. The arborists recommendation to the county is as follows: For the safety of the public, given the location of the tree (which is at an intersection located across the street from a school having high traffic volume throughout different times of the day), the proximity to power lines, and the cavity found in the readings listed above, I recommend this tree be removed and its stump ground out. Grinding of the stump is to prevent re-sprouting from occurring and making the area safe and allowing the planting of a better suitable tree or plant if desired.

Chester Holm – had same problems elsewhere with Eucalyptus Trees; they're not native and do cause problems; in favor of removal.

Al Bello – the tree is over 80 years old; it's a landmark; can we cut and preserve; if the tree is dangerous, we should remove but sad to see it go.

Kyle – is there an interest to keep some of the tree and replant?

Gil Sommerhalder – County is going to do what it wants.

Carone says she doesn't want to lose the historical aspect of the tree; the tree and plaque is important to the community; prefer the tree be trimmed down; or preserve the trunk for the plaque; or preserve a portion of the tree were viable and hire a wood carver to make something that can be placed at the park with the plaque. Reyna is concerned with the cavities and the limbs hanging from the power lines; likes the idea for future remains. Jehs likes the idea of preserving the historic tree within the community. Clancy-Mathias says if there's a cavity in the tree, we should consider removing for the safety of the community. Motion from Carone to work with Lea and Public Works to salvage a portion of the Heritage Tree that can be used to memorialize the historic tree and placed at the Knightsen Park. Second made by Reyna. Motion carried: 4-0. AYES: Carone, Clancy-Mathias, Jehs, and Reyna.

- a. **Discuss ideas for future community events:** Carone reported that she would like to schedule a downtown Farm to Fork event once Covid restrictions are lifted.

8. **COMMITTEE REPORTS/MEMBER REPORTS**

- a. **Code Enforcement:** Carone reports how to report code violations.

9. **CORRESPONDANCE/ANNOUNCEMENTS (R=Received S=Sent)**

- a. R-07/19/21 Letter from Paul Kunkel and Trish Bello-Kunkel
- b. R-07/21/21 Letter from Paul Kunkel and Trish Bello-Kunkel
- c. R-08/03/21 Letter from Sara Dutt
- d. R-07/20/21 County Planning Commission Agenda for July 28, 2021
- e. R-07/27/21 County Zoning Administrator Agenda for August 2, 2021
- f. R-08/03/21 County Planning Commission Cancellation Notice for August 11, 2021
- g. R-08/03/21 Notice of Public Hearing for August 16, 2021
- h. R-08/03/21 Notice of Public Hearing for August 16, 2021

10. **FUTURE AGENDA ITEMS**

Noise Control Ordinance

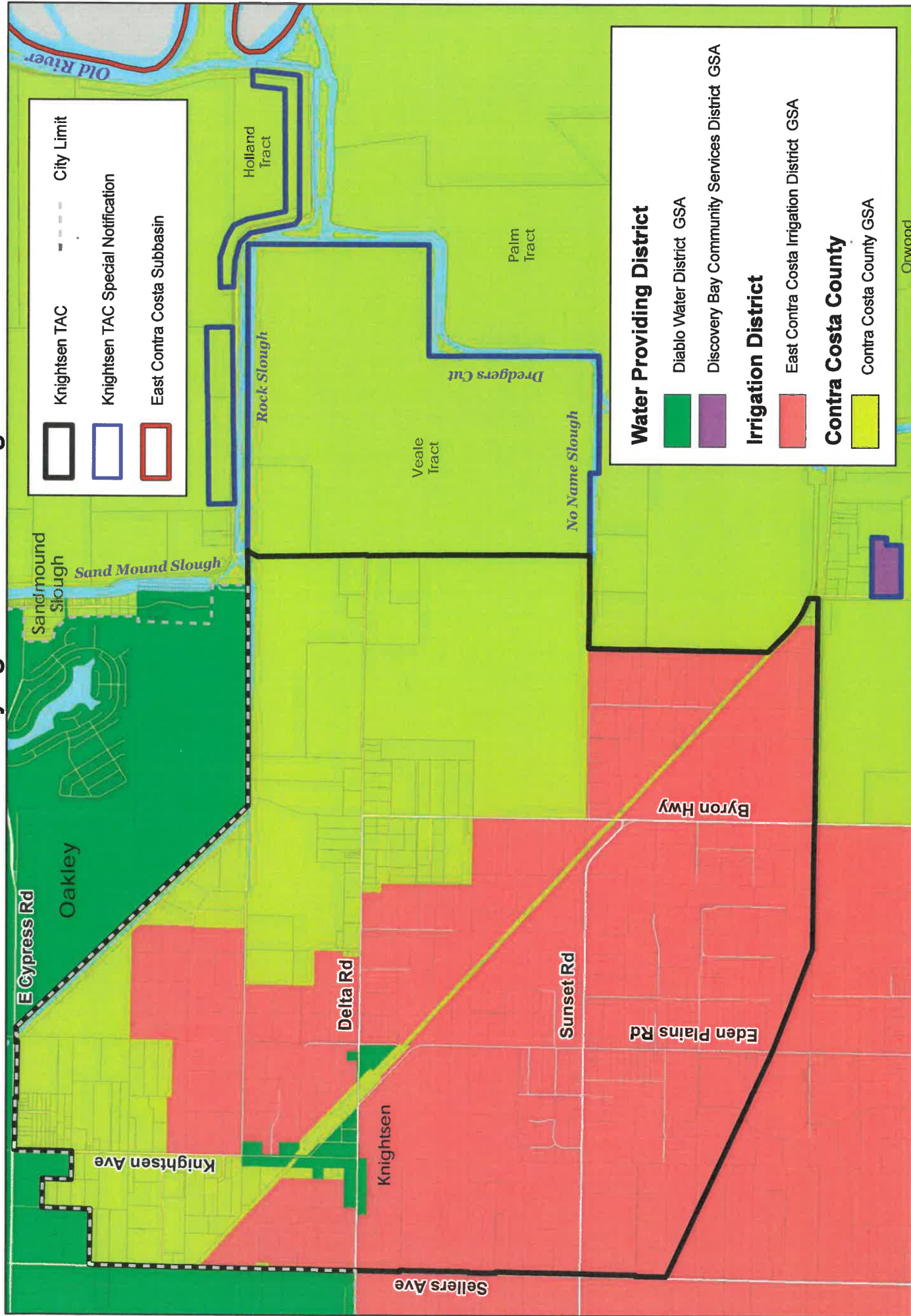
Future of Sonja's

Superintendent & Principal Update from Knightsen School

11. **ADJOURNMENT**

There being no further business before the Knightsen Town Advisory Council, Vice Chair Reyna adjourned the meeting at 9:15pm. The next regularly scheduled Knightsen Town Advisory Council meeting on September 21, 2021 at 7:30p.m. and location to be determined due to Covid-19.

Groundwater Sustainability Agencies in the Knightsen TAC



Map created 08/27/2021
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation
 and Development with data from the Contra Costa County GIS Program. Some
 base data, primarily City Limits, is derived from the CA State Board of Equalization's
 tax rate areas. While obligated to use this data the County assumes no responsibility for
 its accuracy or completeness. The County does not warrant the accuracy of the data as
 reproduced in its current state. If the source is cited, Users of this map agree to read and
 accept the County of Contra Costa disclaimer of liability for geographic information.



**East Contra Costa Subbasin
Groundwater Sustainability Plan**

**KTAC Public Meeting
September 21, 2021
7:30 PM**

**EAST
CONTRA COSTA
SUBBASIN**

Groundwater Sustainability

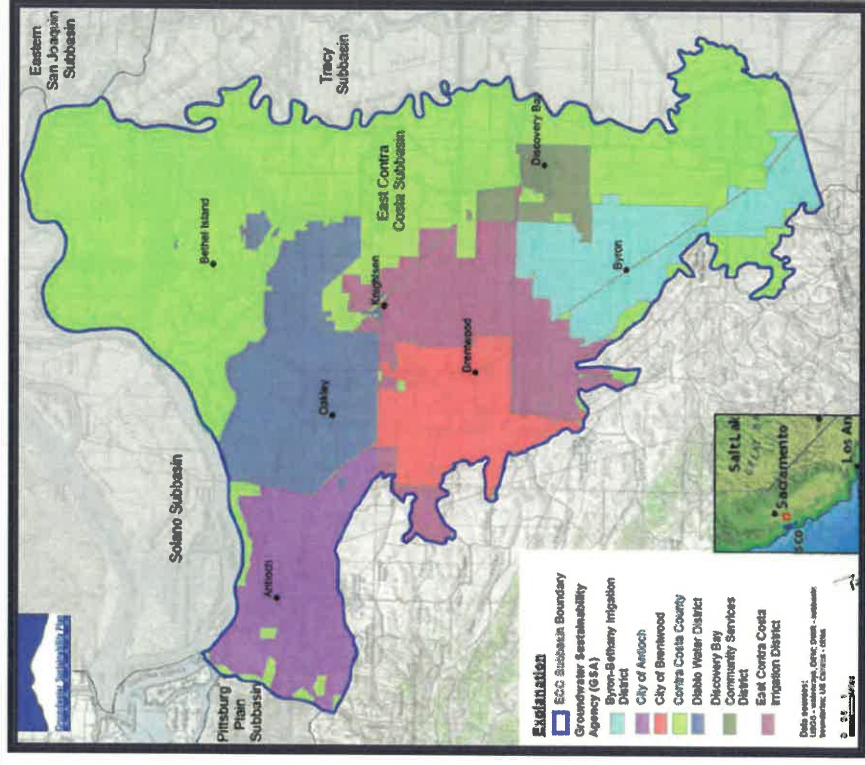


Introduction to SGMA

- In 2014, the state passed the Sustainable Groundwater Management Act – **SGMA**
- SGMA requires groundwater to be managed by local public agencies called Groundwater Sustainability Agencies – **GSA**
- GSAs are responsible to ensure a groundwater basin is managed sustainably
- Sustainable management is conducted through the Groundwater Sustainability Plan - **GSP**

Introduction to SGMA

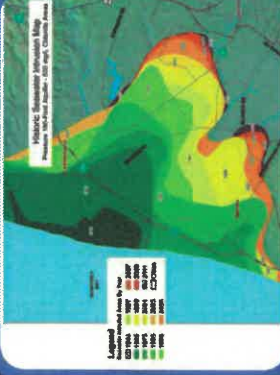
The GSP (Plan) is a plan to ensure that groundwater is sustainably managed over a 50-year planning and implementation horizon



Sustainability Indicators

Avoiding
Groundwater
Conditions that
Cause
Significant and
Unreasonable.....

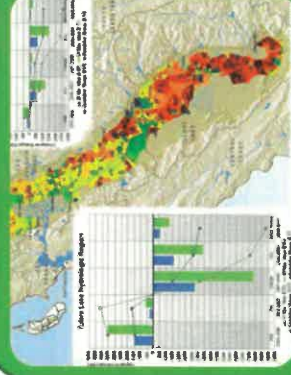
EAST
CONTRA COSTA
SUBBASIN



Seawater Intrusion



Depletion of Inter-
connected Streams



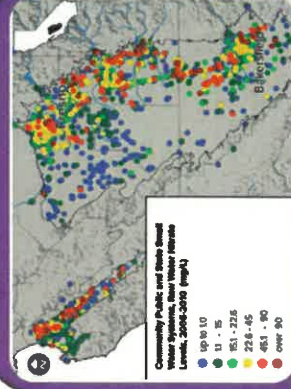
Reduction of GW
Storage



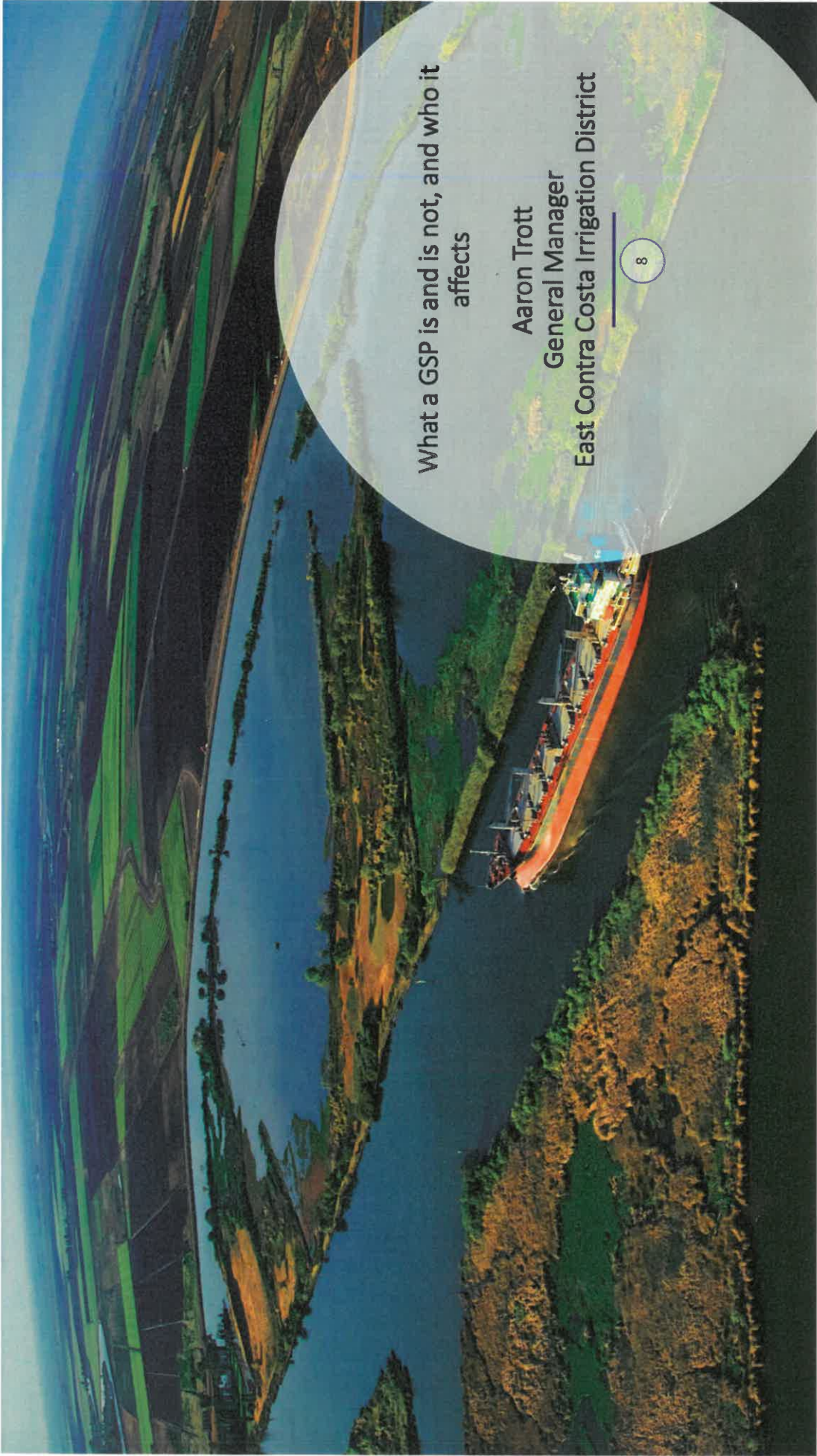
Land Subsidence



Lowering of GW
Levels



Degraded
Water Quality

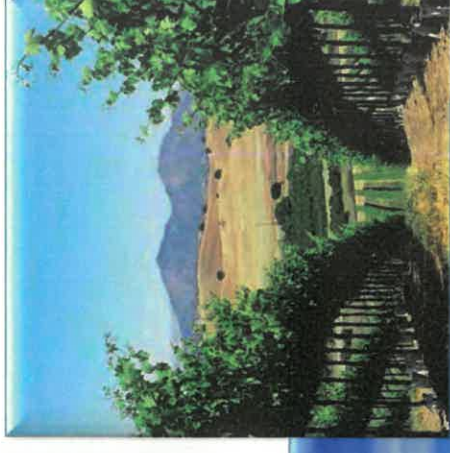
An aerial photograph of a wide river flowing through a landscape of green and brown agricultural fields. A large barge with a red hull and white superstructure is moving down the river, leaving a white wake. The sky is blue with some light clouds.

What a GSP is and is not, and who it
affects

Aaron Trott
General Manager
East Contra Costa Irrigation District

What a GSP is and is not

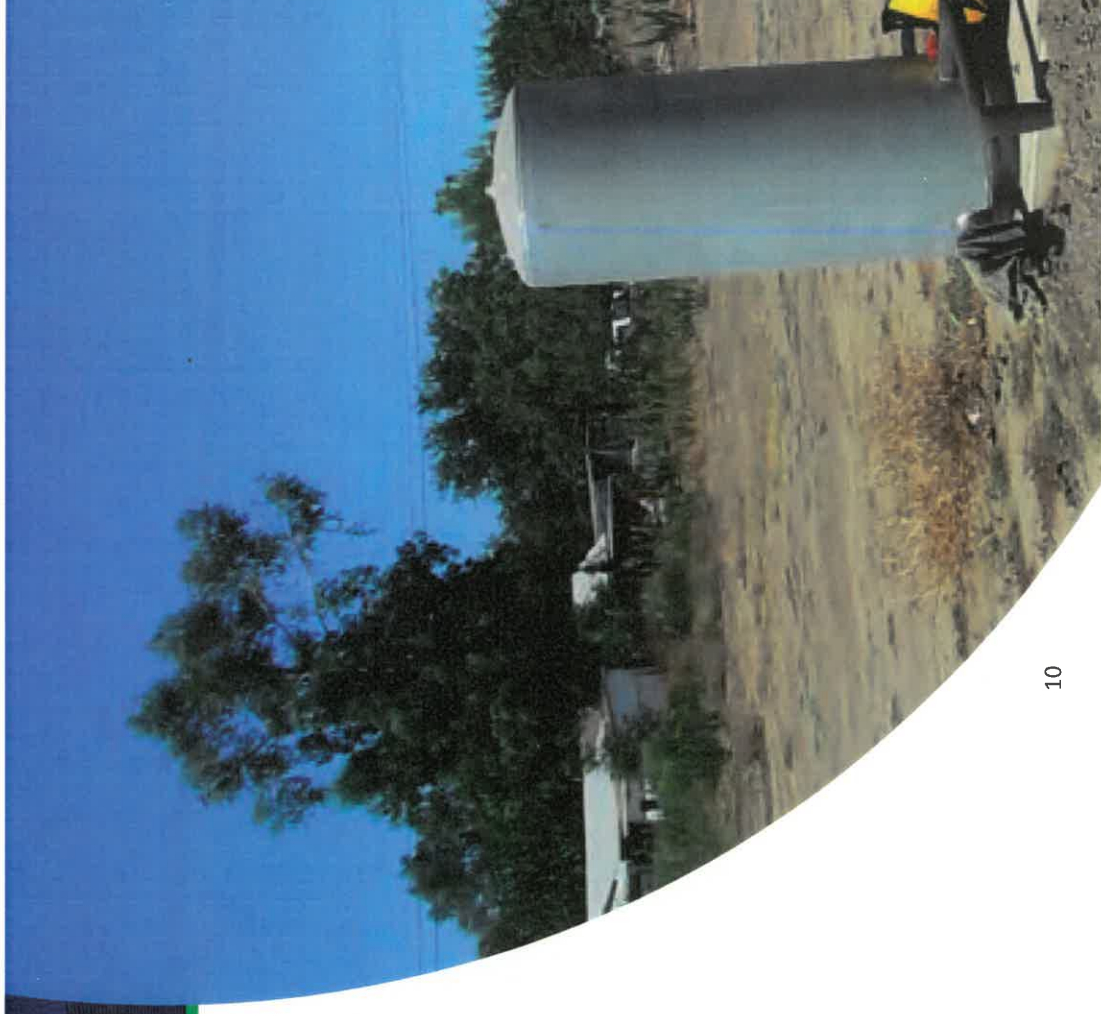
East Contra Costa
Groundwater
Subbasin - has domestic,
urban, agricultural and
industrial uses, plus
groundwater dependent
ecosystems



Who the GSP affects

The GSP does not :

- affect or change water rights
- regulate individual domestic well owners (less than 2 AF)
- mitigate pre-existing or native features of groundwater such as water quality



What a GSP is not

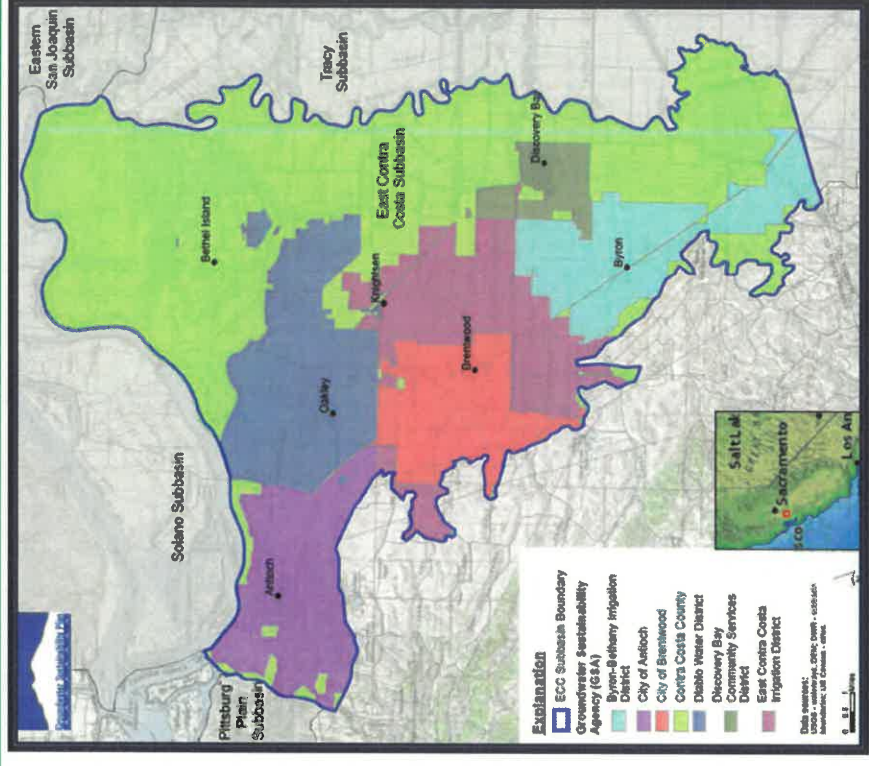
- Also, it is not:
 - A land use plan
 - An environmental restoration plan
 - A flood control plan
 - Part of the Delta Conveyance Project



What a GSP is

The GSP is a plan to:

- ensure adequate groundwater supply for all beneficial uses and users in the Subbasin
- manage groundwater under climate change, sea level rise, and drought
- protect vulnerable users
- protect groundwater dependent ecosystems



What a GSP is

Under SGMA, GSAs have authorities to enact sustainability measures including:

- Well monitoring
- Metering
- Pumping fees (does not apply to de minimis users)
- Well spacing restrictions



What a GSP is


Plan Sections

1. Introduction — Responsible Agencies
2. Plan Area — Water Resources, Land Use Elements, Environment
3. Basin Setting — Hydrogeology, Groundwater and Surface Water Conditions
4. Water Supply — Historical, Current, and Projected
5. Water Budget — Historical, Current and Projected Scenarios
6. Monitoring Networks — Sustainability Indicators
7. Sustainable Management Criteria — Goals
8. Projects and Management Actions — Implemented As-Needed
9. Plan Implementation — Budget and funding
10. Notice and Communication



A scenic landscape photograph. In the foreground, there is a vast, vibrant green field. In the middle ground, a small town or village is visible, featuring several buildings and a tall, thin tower. The background is dominated by large, rugged mountains covered in patches of snow, set against a clear blue sky with a few wispy clouds.

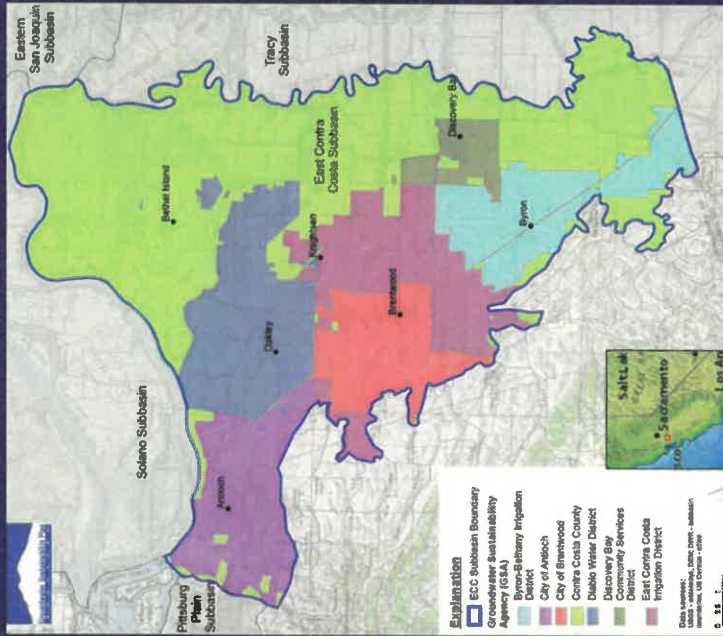
Questions?



East Contra Costa Subbasin and SGMA

Ryan Hernandez

Contra Costa County Water Agency



Byron-Bethany
Irrigation
District GSA
Board of
Directors



City of
Antioch GSA
City Council



City of
Brentwood
GSA
City Council



Contra Costa
County GSA
Board of
Supervisors



Contra Costa
Water
District
Board of
Directors



Diablo
Water
District GSA
Board of
Directors



Discovery Bay
Community
Services
District GSA
Board of
Directors



East Contra
Costa
Irrigation
District GSA
Board of
Directors

Agency Information

- What is a GSA?
- ECC GSA Information: 7 GSAs and CCWD
 - History of coordination and stewardship of East Contra Costa County water resources, including IRWMs and Basin Boundary Modification

Sustainability Goal for the ECC Subbasin

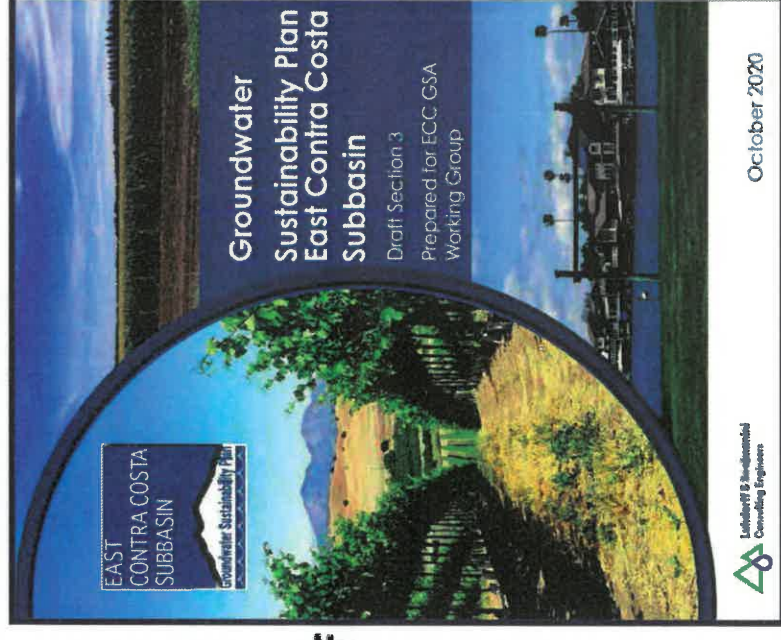


- To protect and maintain safe and reliable sources of groundwater for all beneficial uses and users.
- To ensure current and future groundwater demands are met under climate change.
- To establish and protect sustainable yield by achieving measurable objectives set forth in this GSP over the 50-year implementation and planning horizon.
- Avoid undesirable results.

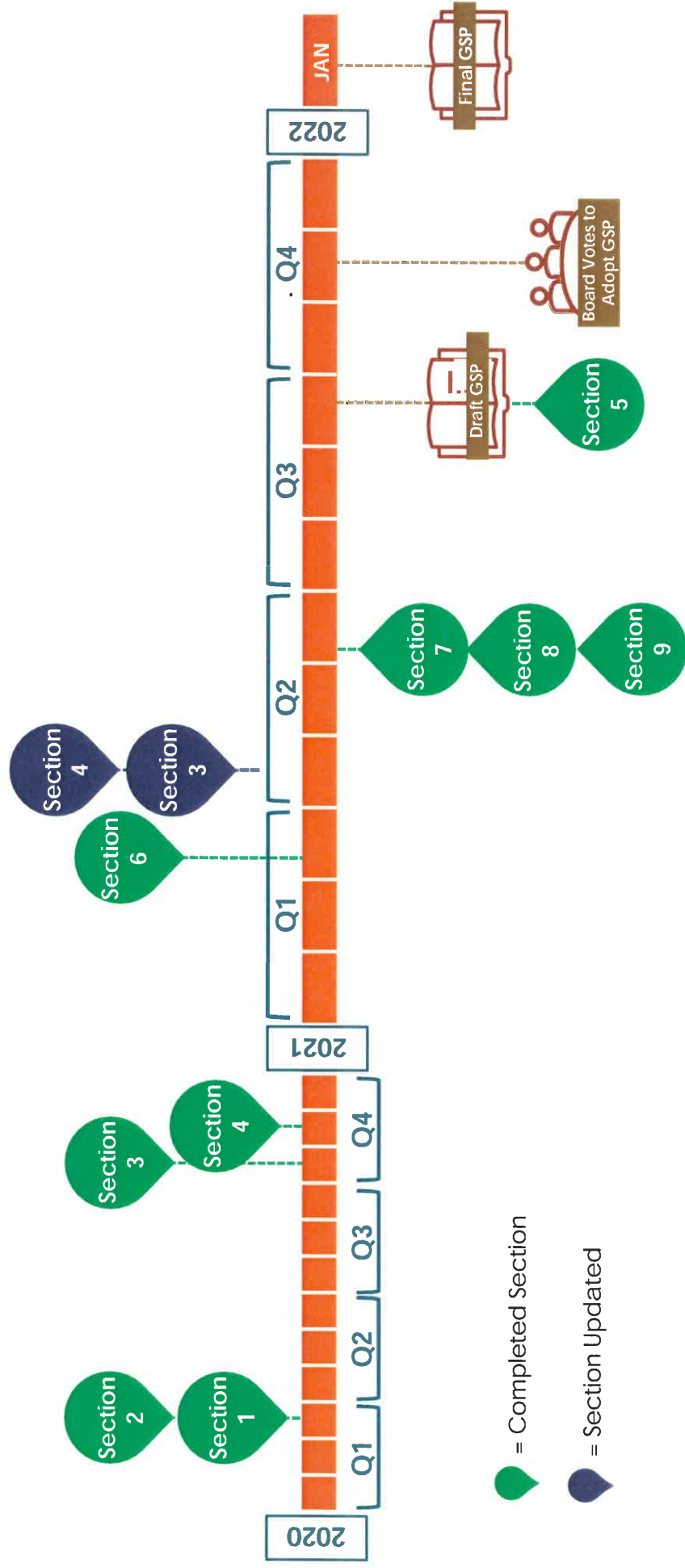
Process for Adopting a GSP

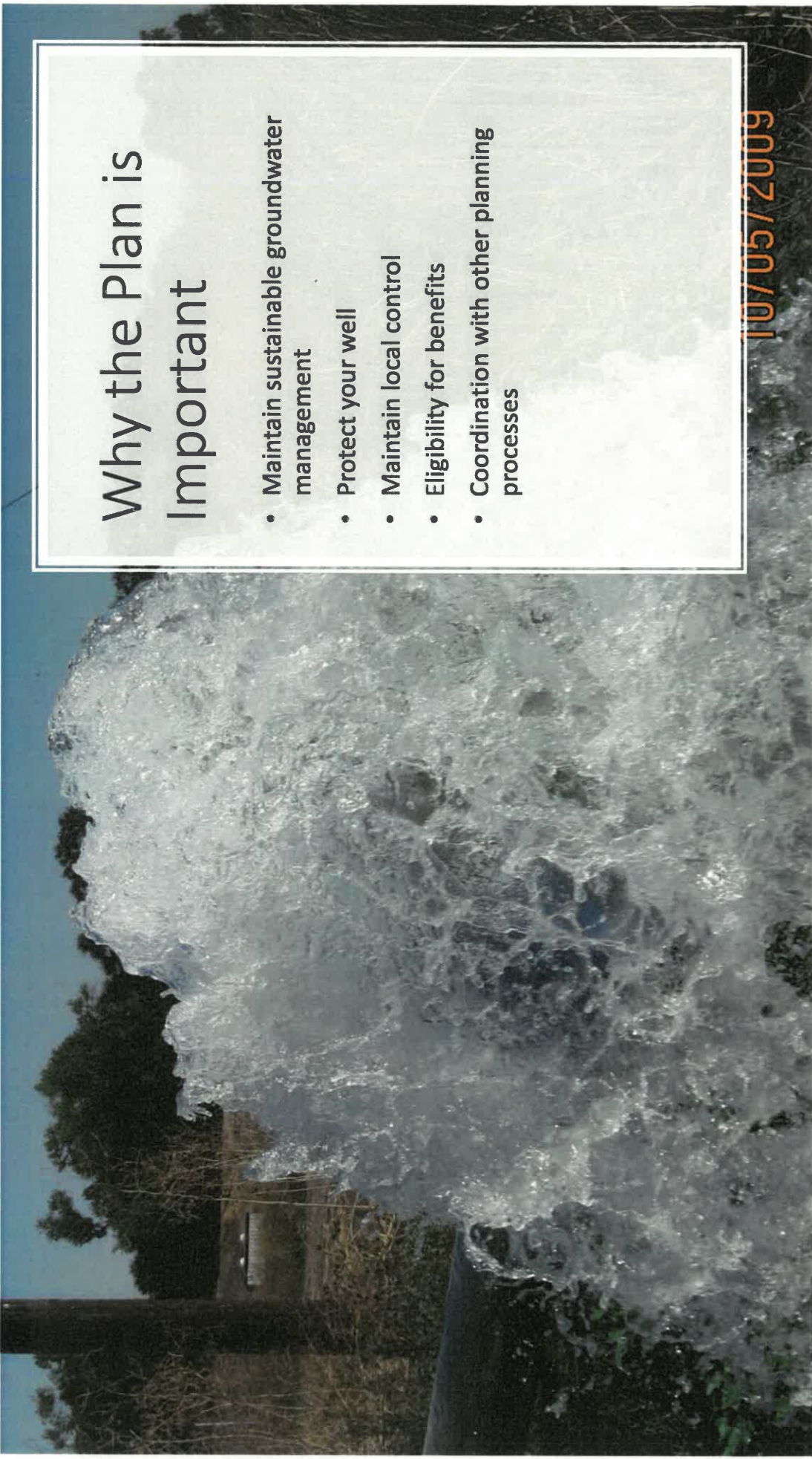
Groundwater Sustainability Plan Sections

1. Notice of Intent to Adopt (NOI) — Required 90 days prior to adoptions (sent prior to July 1, 2021)
2. **Final Public Comment Period on Public Draft of entire GSP** — September 7 to October 6, 2021
3. Publish Final GSP — October 15, 2021
4. Adoption — Each GSAs shall adopt the Final GSP (October 15-Dec. 15)
5. Deadline — Submit GSP to state DWR January 31, 2022



GSP Schedule





Why the Plan is Important

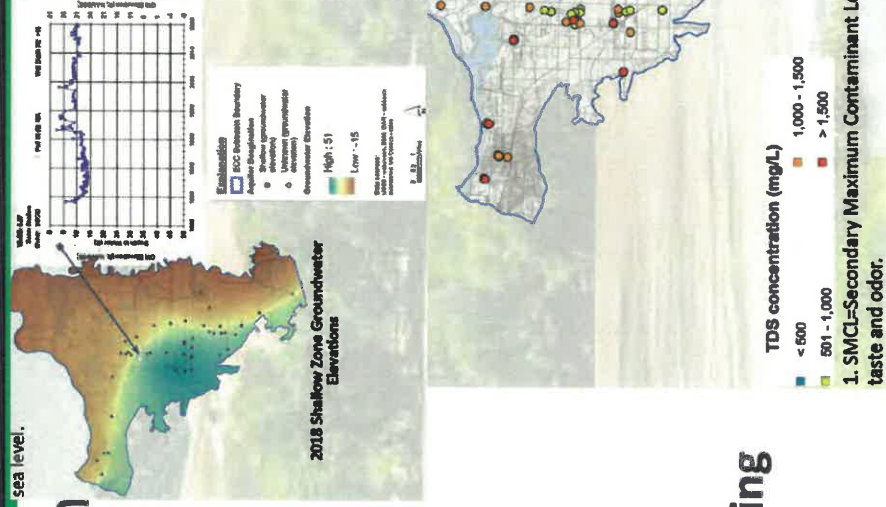
- Maintain sustainable groundwater management
- Protect your well
- Maintain local control
- Eligibility for benefits
- Coordination with other planning processes

10/05/2009

Key Findings

Ryan Hernandez
Contra Costa County Water Agency

Key Findings: ECC Subbasin Conditions



The ECC Subbasin is in a stable condition

1. Chronic Groundwater Level Lowering

Not present

2. Groundwater Storage

Stable

3. Seawater Intrusion

Not present

4. Groundwater Quality

No degradation due to pumping

5. Land Subsidence due to groundwater pumping

Not present

6. Surface Water Depletion due to groundwater pumping

Not Present

Key Findings: Water Quality

- The ECC Subbasin has a high amount of naturally occurring salts and minerals
- The GSP does not mitigate existing water quality issues, **but it does protect and maintain safe and reliable sources of groundwater for all beneficial uses**
- Accomplished through monitoring, setting minimum thresholds, and developing actions
- For more information, see GSP Sections 3 and 7

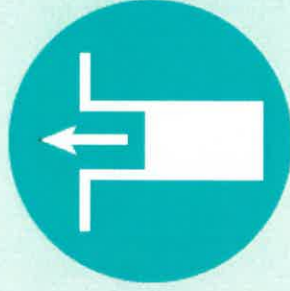
Key Finding: Saltwater Intrusion

- Saltwater intrusion is **NOT** present. The ECC Subbasin is not adjacent to a coastal aquifer
- There is a potential for future bay water intrusion
 - Sea level rise
 - Regulatory changes
- Baywater intrusion is being monitored



Key Findings: ECC Subbasin Future Conditions

Followed DWR SGMA Guidelines



Historical
Pumping



Consistent with
Land Use Plans



Climate Change
and Sea Level Rise

-
- Even under much higher pumping, groundwater storage and levels are sustainable
 - Well capacity is unaffected



Questions?

Contact:
Ryan Hernandez
925-655-2919

How will the Plan affect Well Users?

Aaron Trott General Manager East
Contra Costa Irrigation District

Dan Muelrath General Manager
Diablo Water District



Agricultural and Domestic Users

- ## East Contra Costa Irrigation District
- Established in 1926
 - Pre-1914 right to
diversions from Indian
Slough and Old River



Local Issues

- Preserve agricultural resources
- Provide better ways of coordinating groundwater and surface water supplies



Local Issues

Protecting rural domestic users:

The GSP seeks to avoid impacts that cause:

- a need to lower a well pump to "chase water," to replace a pump, or to deepen or replace a well.
- wells going "dry"
- water level declines due to well pumping interference



Diablo Water District

- Serving City of
Oakley, Town of
Knightsen, part
of Bethel Island
- 80 percent surface
water
 - 20 percent local
groundwater

EAST
CONTRA COSTA
SUBBASIN
Groundwater Sustainability Plan



The Water Story...

Where Your Water Comes From and How It Is Delivered to You
Diablo Water District is able to deliver water to you each time you turn on your faucet for a fraction of a penny per gallon.



Service Issues

- Manage overall supply in critical dry years
- Protect groundwater quality to maximize conjunctive use opportunities
- Recognize and protect groundwater resources for disadvantaged communities
- Protect environmental assets
- Increase basin yield through treatment of poor-quality groundwater



Key GSP Functions

- Provides a framework for GSAs to work with County well permitting
- Provides a foundation for additional actions, policies, regulations should they be needed to ensure water supply reliability and groundwater protection





Questions?

Aaron Trott
General Manager East Contra Costa Irrigation District

Dan Muelrath
General Manager Diablo Water District



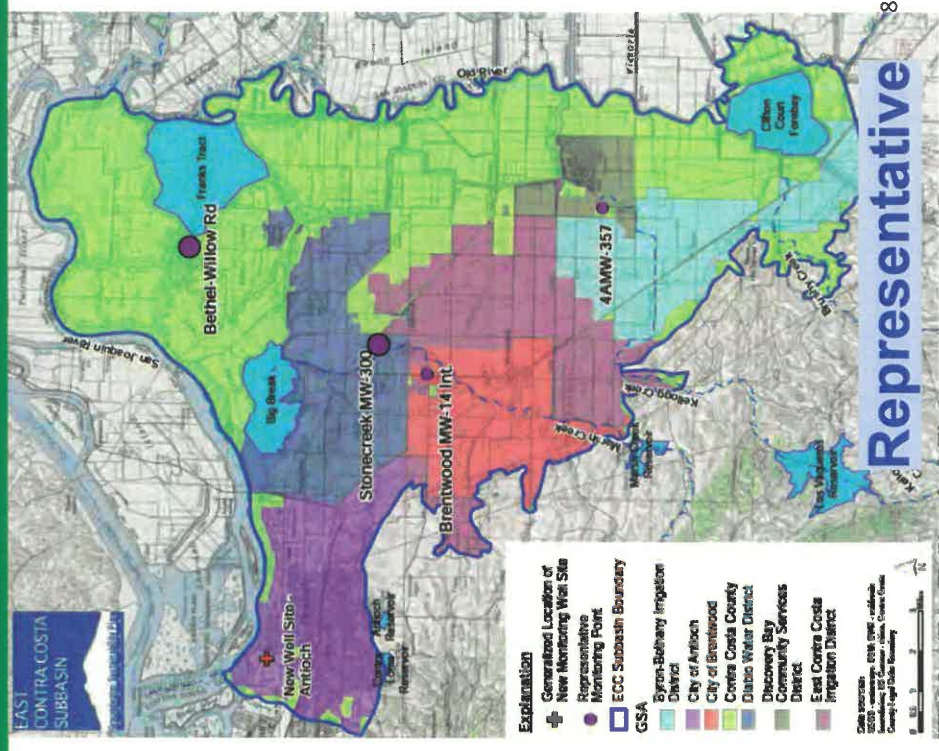
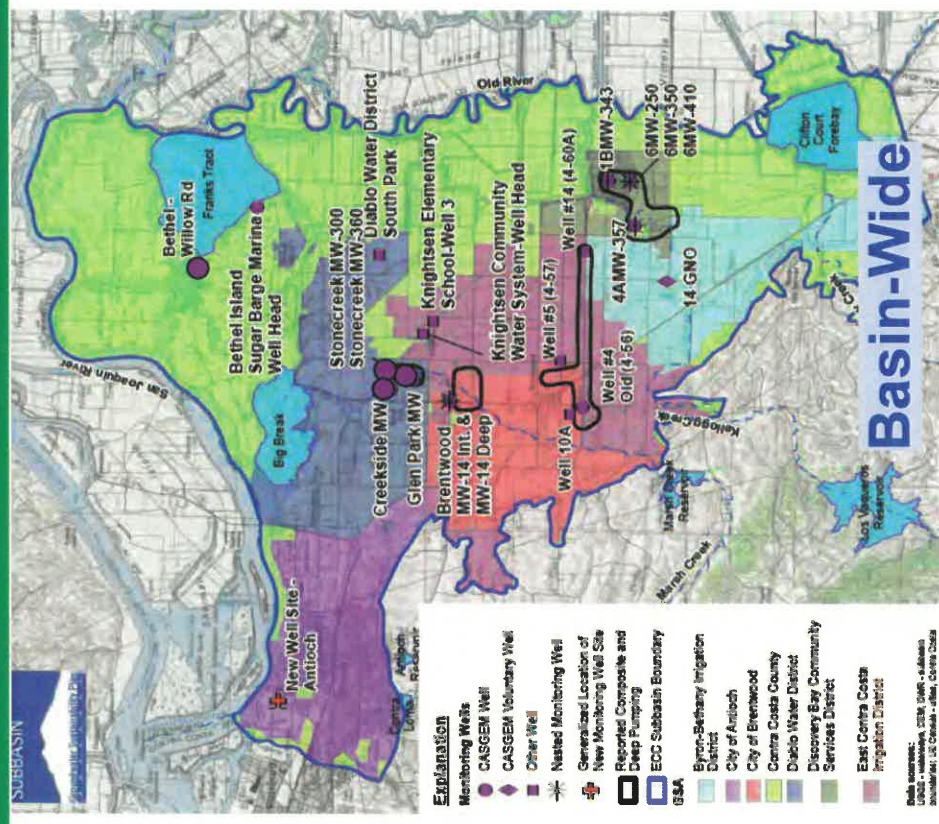
GSP Implementation

Tom Elson
Luhdorff & Scalmanini
Consulting Engineers

5-Year Implementation Schedule

Task	2022	2023	2024	2025	2026	2027
Plan Implementation						
GSP Submittal to DWR	X					
Outreach and Communication						
Monitoring and DMS						
GSP Reporting						
Annual Reports	X	X	X	X	X	X
5-year GSP Evaluation Reports						X
DWR Review	DWR Review		Address DWR Comments	DWR Approval		
GSA MOU	Implement GSP →					

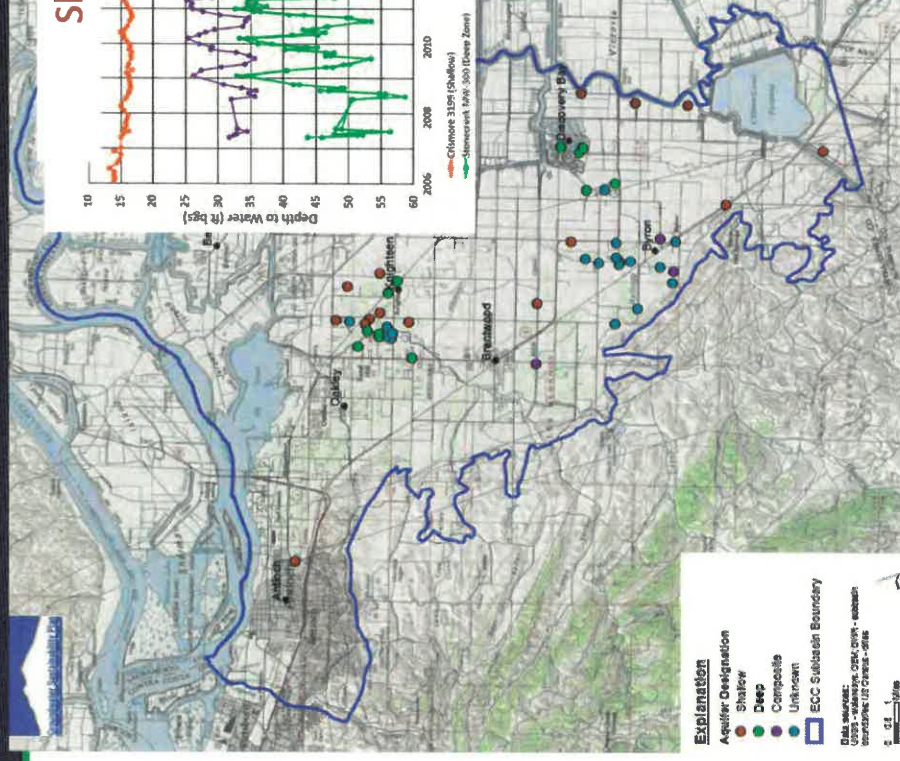
GSP Implementation: Monitoring commences now



Historical perspective

Local agencies monitor water levels and water quality to understand groundwater conditions in the subs basin

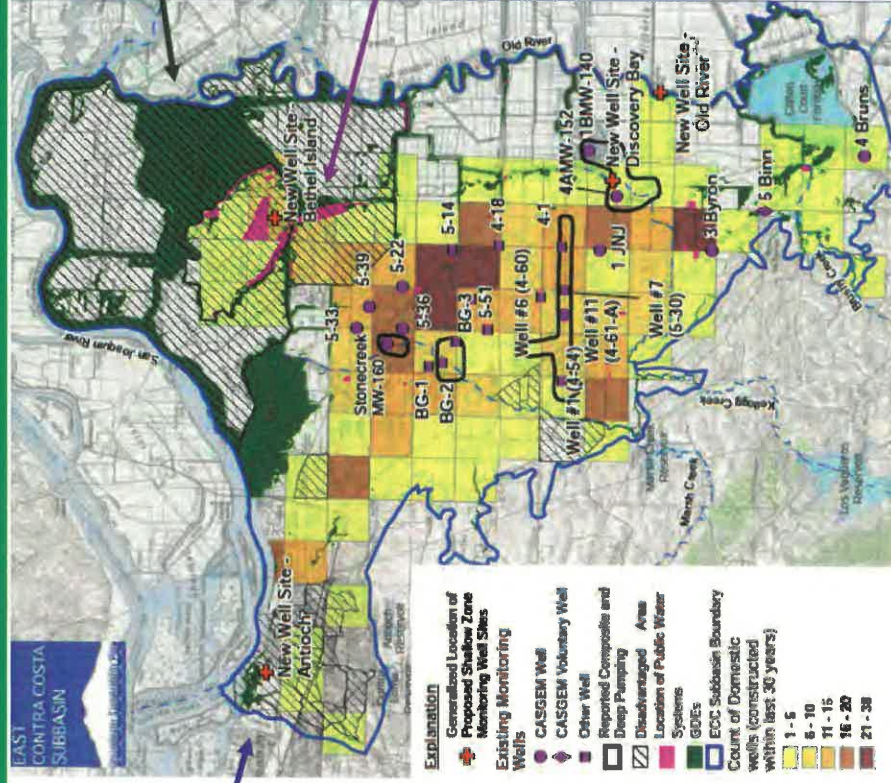
- Have observed regionally stable groundwater conditions



Monitoring Network – other basin concerns

Delta
connections

**+ 4 new
monitoring
sites under
state grant**



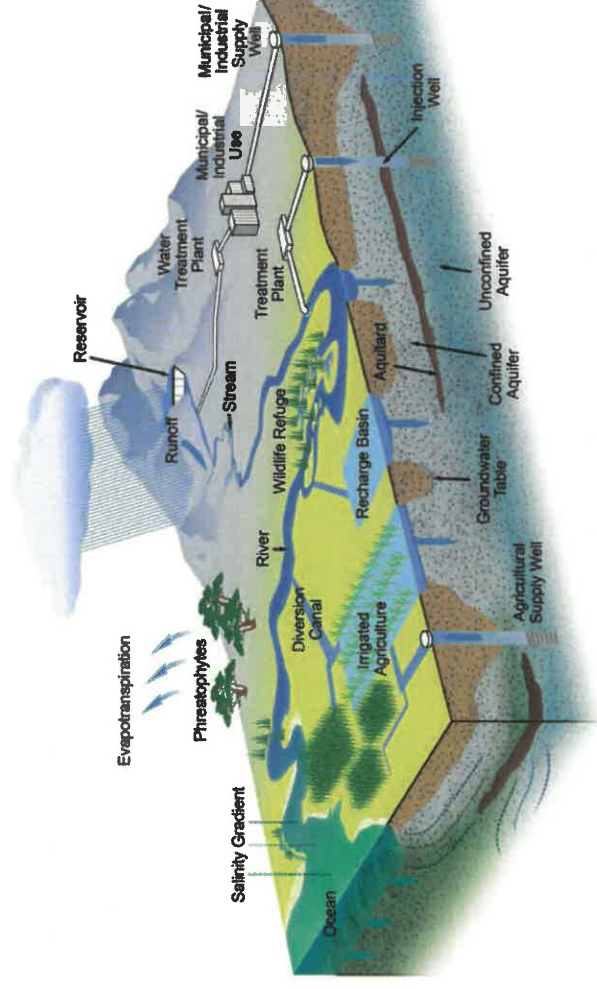
Groundwater dependent ecosystems

Public water systems

Water budget and groundwater flow model

A groundwater flow model was developed to evaluate:

- Water Budget Components
- Future Scenarios
- Sustainable Yield



Future Scenarios

Predictive Future Model Scenarios

50-year Future

- DWR Produced SGMA Guidance Document
 - Provides adjustment data for different climate change scenarios
 - Pick a historic simulation period and apply the adjustments over a 50-year period
 - Scenarios for far-future 2070 central tendency

Climate Change

- Climate Change and Sea Level Rise

Management Actions/Projects

- Local Management Actions/Projects

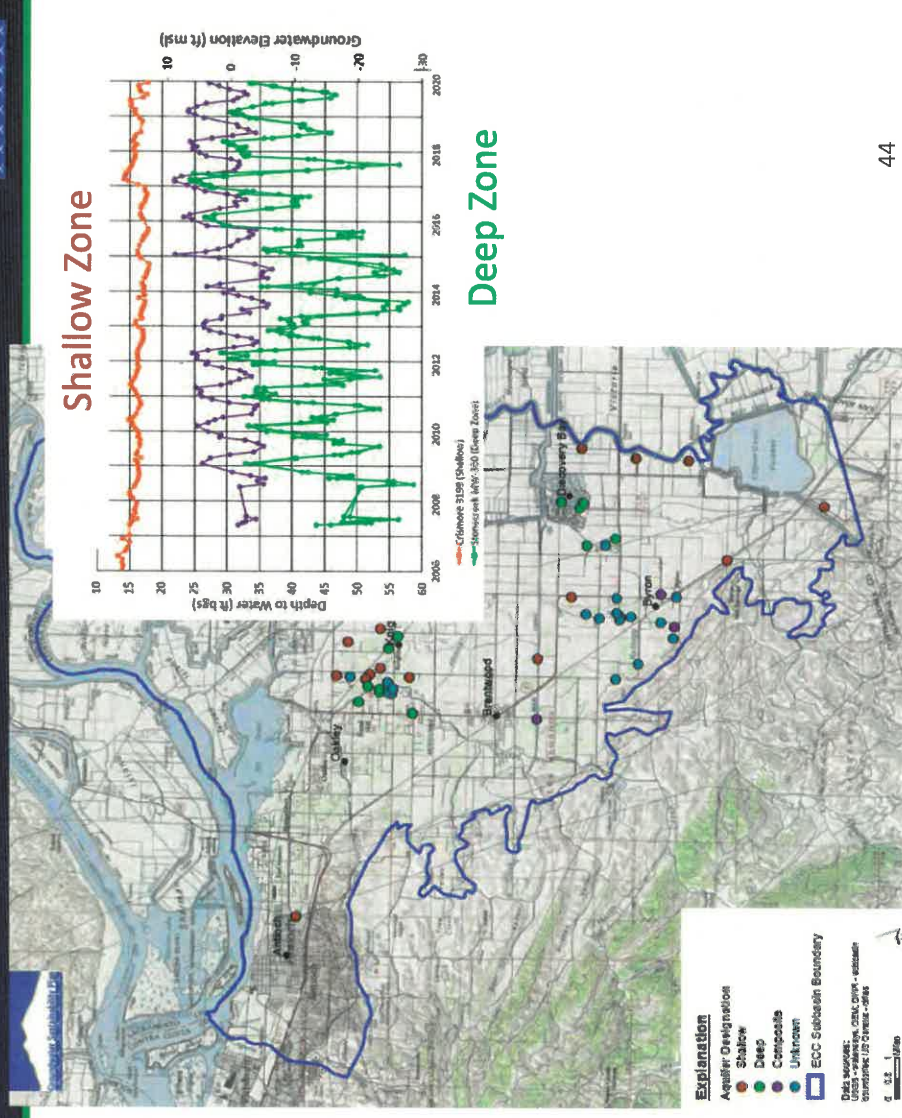
Modeling Sustainable Yield

Sustainable Yield Scenarios

- Reduced surface water deliveries and increased groundwater pumping until undesirable results arise for sustainability indicator(s)
- Basin outflow and stream depletion indicators affected before storage and water level declines
- Sustainable yield on the order of 55 percent higher than historical base period (1997-2018)

ECC Subbasin Conditions

- Groundwater demand is 15 % of total, rest is surface water
- Even under much higher pumping, groundwater storage and levels are sustainable
- This provides opportunities to use groundwater conjunctively to provide reliability to the overall supply



Projects and Management Actions

GSAs may develop projects and management actions for sustainability

Projects might include:

- Groundwater recharge
- Conjunctive use of surface water and groundwater
- Water exchanges

Management Actions might include:

- Conservation
- Pumping allocations
- Well location restrictions

Questions?





Public Comment

Help Us Improve the Plan!

Survey: https://www.surveymonkey.com/r/ECC_GSP_PublicDraft

Draft Plan: <https://www.eccc-irwm.org/sgma-documents-reports>

Email: groundwaterinfo@dcd.cccounty.us

RECEIVED

AUG 17 2021

BY: _____

~ CANCELLED ~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, AUGUST 25, 2021

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021 prevents public gatherings (Health Officer Order).. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccounv-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

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PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounv.us OR BY VOICEMAIL AT (925) 655-2860.

The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 8, 2021.

RECEIVED

AUG 30 2021

~ CANCELLED ~

BY: _____

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 8, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021 prevents public gatherings (Health Officer Order).. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccouny-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 22, 2021.

AUG 31 2021

****REVISED****

BY: _____

CONTRA COSTA COUNTY ZONING ADMINISTRATOR**WEDNESDAY, SEPTEMBER 8, 2021****30 MUIR ROAD
MARTINEZ, CA 94553*******1:30 P.M.*****

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT

<https://cccounty-us.zoom.us/j/86942017187>

Meeting ID: 869 4201 7187**ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.**

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If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

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1. PUBLIC COMMENTS:**2. MINOR SUBDIVISION: PUBLIC HEARING**

- 2a. **LAUREN LOCEY (Applicant) – FRANCES FARR (Owner)**, County File #CDMS21-00009: The applicant requests approval of a Minor Subdivision to modify approved Minor Subdivision CDMS16-00014 Condition of Approval #15 to allow a security deposit for the demolition of structures that do not conform to the A-2 General Agricultural District regulations. Minor Subdivision CDMS16-00014 subdivided a 102.22-acre agricultural parcel into an 81.38-acre parcel and a 20.84-acre parcel. CDMS16-00014 also authorized an exception to the requirements of County Code Section 914-2.002 (Onsite Collect and Convey Requirements). The property is located at 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 199-370-004) SM Staff Report

- 2b. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) GF Staff Report
3. LAND USE PERMIT: PUBLIC HEARING
- 3a. RIC CAMPOS (Applicant) – HIS KINGDOM GROUP LLC (Owner), County File #CDLP21-02022: The applicant requests approval of a Land Use Permit for the Campos Family Vineyards to modify approved Land Use Permit CDLP14-02019 Conditions of Approval #10.A to allow some special events on weekdays, #10.B to allow a maximum of 500 persons at the six concert events, #10.G to allow use of an off-site parking lot, #10.J to allow amplified sound at midweek and Sunday events to 9:00 PM, and #10.K to allow a total of 20 winery and non-winery events and six concerts with amplified sound. The property is located at 3501 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 002-010-016) SM Staff Report
- 3b. KELLY GALLACHER (Applicant) - GALLACHER DEVELOPMENT LLC (Owner), County File #CDLP19-02035: The applicant requests approval of a Land Use Permit to allow the construction of a new self-storage facility with seven buildings consisting of one-, two-, and three-story building elements (maximum height 50 feet) and 80,539 square feet of floor area. Site improvements include one wall sign, bio-retention basins and flow-through planters, off-street parking, interior driveways for access/loading at each building, sidewalk, curb, roadway, and gutter improvements, and +/-2,200 cubic yards of cut grading. The project is located on Evora Road and cross street Mota Drive in the unincorporated Bay Point area. (Zoning: Light Industrial, L-I & General Agricultural District, A-2) (Assessor's Parcel Numbers: 098-220-015, 098-220-018, 098-220-019) SS Staff Report
- 3c. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - DONALD BABCOCK (Owner), County File #CDLP21-02017: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02070) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (9) antennas, installing (8) new wireless antennas, installing (3) 4408 antennas with radios, (6) new radios, removing and replacing the antenna framing and (12) units and installing ancillary equipment within the existing Verizon equipment room and cupola. The subject property is located at 12103 Marsh Creek Road in the Clayton unincorporated area of Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 078-090-020) DL Staff Report
- 4c. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -007; and -008) DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 20, 2021.

NOTICE OF A PUBLIC HEARING

RECEIVED

AUG 12 2021

BY: _____

On WEDNESDAY, SEPTEMBER 8, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

RIC CAMPOS (Applicant) – HIS KINGDOM GROUP LLC (Owner), County File CDLP21-02022: The applicant requests approval of a Land Use Permit for the Campos Family Vineyards to modify approved Land Use Permit CDLP14-02019 Conditions of Approval #10.A to allow some special events on weekdays, #10.B to allow a maximum of 500 persons at the six concert events, #10.G to allow use of an off-site parking lot, #10.J to allow amplified sound at midweek and Sunday events to 9:00 PM, and #10.K to allow a total of 20 winery and non-winery events and six concerts with amplified sound. The property is located at 3501 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 002-010-016)

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the September 8, 2021 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Stanley Muraoka at 925-655-2876 or Stanley.Muraoka@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

SEP 13 2021

This is an open letter to the Contra Costa County Board of Supervisors

BY: _____

For the past 10 years, the residents of Knightsen have been dealing with large scale illegal (unpermitted) parties that have only increased in size and frequency over the years and to the detriment of the quality of life in our small rural town that once was a quiet peaceful community. These illegal parties are mostly on the weekends (starting on Friday night) and will commence anytime from noon and go until 3 in the morning. Many times there are 3 or 4 illegal parties in different locations of Knightsen with hundreds of people in attendance at each one happening on the same day/night. These illegal parties consist of multiple live bands with amplified music which can be heard miles away, bright overhead lights (sometimes flashing, strobe or projected), serving and consumption of food and alcohol (unpermitted and not monitored by health dept) parking, driving, smoking on dry grass areas (fire danger), people loitering in the streets (sometimes have even been seen laying in the roadways in the dark) destruction of neighboring properties, trash remnants left on the streets, irrigation canals and sides of our roads, parking in and along private roads that block traffic and emergency vehicle access, and of course the drunk drivers who come and go throughout the event.

Over those past 10 years (and especially the past 5 years) residents of Knightsen have filed complaints, attended meetings, wrote emails, called the sheriff, worked with code enforcement and pleaded with the county through the office of Supervisor Diane Burgis to stop these intrusive and uncontrolled events. The residents of Knightsen who are directly affected by these massive parties/events have followed the 'instructions' given to us by Supervisor Burgis office which entails:

1. Calling the sheriff and providing the location of the event
2. Having the sheriff call back after going to the event location and providing a report number of the incident (so you cannot remain anonymous)
3. Waiting until Monday after the event and then contacting code enforcement to provide them with the report number given by sheriff
4. A letter is generated to the property owner.
5. Nothing happens and the parties continue at the same locations, week after week, year after year.

Let's start off by saying, the county has made the residents of Knightsen (who are really the victims of these events) responsible to also patrol the events and put their own safety at risk by doing so. Residents have been threatened by the hosts of these parties and now fear retaliation so most have stopped reporting the events. The sheriff dept has reported at the Knightsen Town Council Meetings that it is TOO DANGEROUS for them to enter the parties/events so many times do not even respond to the calls. Well if it's too dangerous for the police, isn't it too dangerous for the residents as well?? And yet the county expects the residents of Knightsen to police the events, deal with the consequences and continues to ignore our pleas for help.

On the weekend of 9/4, there were two very large events...One on Friday night held on Eagle Lane, (reportedly heard two miles away) and one on Saturday night held on the 8000 block of the Byron Highway. As you know, the Byron Highway event ended in tragedy with two young teenagers dying and one being arrested for drunk driving. Without much concern for the loss of lives, or even a reprieve in honor or respect for those killed on the Byron Highway, the very next weekend on the night of 9/11, two more parties were held on the Byron Highway between Penny Lane and Sunset Rd, directly across the street from each other. So I ask Supervisor Diane Burgis, will you NOW do something about these illegal parties, or do more people have to die before any action will be taken by you and the county? Again, we the residents of Knightsen have been complaining, cooperating and doing EVERYTHING you have asked us to do and yet we STILL have our lives disrupted, our right to peace and quiet stomped on, our properties and communities destroyed and now lives have been taken....ENOUGH IS ENOUGH. Your inaction has now costs lives. When will you do something to stop these illegal parties?

Carolynne Steen
Knightsen resident since 1998

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 20, 2021

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

SEP 16 2021

1:30 P.M.

BY: _____

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ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/89688619216>

Meeting ID: 896 8861 9216

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1. PUBLIC COMMENTS:
2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING
- 2a. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) (Continued from 09/08/2021 LC) GF Staff Report

3. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 3a. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -003, -007; and -008) (Continued from 09/08/2021 LC) DL Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. KANWAR SINGH (Applicant) - SAIKAP INVESTMENTS LLC (Owners), County File #CDLP21-02014: The applicant requests approval of a Land Use Permit to establish the following uses, a food preparation commissary, an overnight parking area for up to 51 food trucks, and a food truck wash facility. The project requires interior tenant improvements to an existing 2,400 square foot building including converting 1,200 square feet of vacant office space into the commissary. The project also includes constructing a 576 square foot prefabricated metal structure on a 900 square foot concrete pad for a vehicle wash area. Other improvements include re-striping the parking area and installing electric outlets for the food trucks. Proposed hours of operation for the commissary will be 24 hours, 7 days a week. The property will not be open to the public. The subject property is located at 555 Nichols Road in Bay Point. (Zoning: H-I) (Assessor's Parcel Number: 099-040-015) EL Staff Report
- 4b. DELARUM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) MM Staff Report
- 4c. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) MM Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 4, 2021.

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 22, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

RECEIVED

SEP 16 2021

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

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Meeting ID: 88327696451

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
 - 2a. SCANNELL PROPERTIES (Applicant and Owner), County File #CDDP17-03045: The applicant requests approval of a Development Plan to construct two warehouse buildings totaling 327,207 square feet. Off-site improvements will occur along Parr Boulevard, Richmond Parkway and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West County Wastewater District, removal of 1 tree, grading of 35,000 cubic yards of soil, and fill of 0.145 acres of wetlands/water under jurisdiction of the U.S. Army Corps of Engineers. The subject property is located at 81,155 and 177 Parr Boulevard in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 408-130-039, 018, and 408-090-053, 052, 040) FA Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 13, 2021.